

EXHIBIT A

<b>MONTGOMERY COUNTY</b> <b>TAX CLAIM BUREAU</b> Case 21-11829-amc		Doc 33-2 Filed 08/05/21 PUBLIC SALE Exhibit Page 2 of 2	08/05/21 23:28:39 DATE				
PLEASE PRESENT THIS NOTICE WHEN MAKING PAYMENT		<b>CERTIFIED MAIL NO.</b> 9269 3969 0037 9892 7245 61	7/15/2021				
ADDRESS ALL COMMUNICATIONS AND MAKE CHECK PAYABLE TO: Montgomery County Tax Claim Bureau One Montgomery Plaza, Suite 600 Norristown, PA 19401 610-278-1216  BUSINESS HOURS: 8:30 A.M. TO 4:15 P.M. MONDAY THRU FRIDAY PHONE: (610) 278-1216  <a href="http://www.taxclaim.montcopa.org">www.taxclaim.montcopa.org</a>  NO PERSONAL CHECKS 30 DAYS BEFORE SALE NO CASH ACCEPTED CREDIT CARDS NOT ACCEPTED 30 DAYS BEFORE SALE  IF RECEIPT IS DESIRED, PLEASE ENCLOSE A SELF ADDRESSED STAMPED ENVELOPE  TERMS OF SALE: CERTIFIED CHECK AT THE TIME THE PROPERTY IS STRUCK DOWN MADE PAYABLE TO MONTGOMERY COUNTY TAX CLAIM BUREAU		<b>DESCRIPTION OF PROPERTY</b>  Delinquent Tax Year <b>2019</b> DEED BOOK 5400 DEED PAGE 1263 PARCEL NUMBER 56-00-07984-10-5 ASSESSED VALUE \$53,660 LOCATION 17 SHANNON DR MUNICIPALITY Upper Gwynedd SCHOOL DISTRICT NORTH PENN SCHOOL DISTRICT LAND USE CONDO GARDEN STYLE-PRIVATE ENT. 1-3S  TO: ALL OWNERS OF PROPERTY DESCRIBED IN THIS NOTICE, AND ALL PERSONS HAVING TAX LIENS AND JUDGEMENTS OR MUNICIPAL CLAIMS AGAINST SAID PROPERTIES: Notice is hereby given by the TAX CLAIM BUREAU in and for the County of Montgomery under and by the authority of the provisions of the Act of 1947, known as the "Real Estate Tax Law", as amended, that the said BUREAU will expose at a public sale that will be held virtually commencing at 10:00 A. M. on September 23, 2021, or to any day to which the sale may be adjourned, re-adjourned or continued, for the purpose of collecting unpaid taxes, municipal claims and cost incident thereto, the above described real estate for at least the upset price in the amount hereinabove set forth. Instructions on the virtual sale are available at the Bureau's website <a href="http://www.taxclaim.montcopa.org">www.taxclaim.montcopa.org</a> or by calling 610-278-1216. The sale of this property may, at the option of the BUREAU, be stayed if the owner thereof or any lien creditors of the owner, on or before the commencement of the actual sale, enters into an agreement with the BUREAU to pay the taxes and costs owing on said property in installments in the manner provided by said law. Owners shall not be permitted to redeem said property after the date of said Upset Sale.  <table border="1"> <tr> <th>OWNER/REPUTED OWNER/PARTY OF INTEREST</th> <th>APPROXIMATE UPSET PRICE</th> </tr> <tr> <td>GRACE L DAHLQUIST PO BOX 267 COLMAR PA 18915-0267</td> <td>THE APPROXIMATE UPSET PRICE FOR WHICH THE PROPERTY SHALL BE SOLD IS:  <b>\$16,195.36</b></td> </tr> </table>		OWNER/REPUTED OWNER/PARTY OF INTEREST	APPROXIMATE UPSET PRICE	GRACE L DAHLQUIST PO BOX 267 COLMAR PA 18915-0267	THE APPROXIMATE UPSET PRICE FOR WHICH THE PROPERTY SHALL BE SOLD IS:  <b>\$16,195.36</b>
OWNER/REPUTED OWNER/PARTY OF INTEREST	APPROXIMATE UPSET PRICE						
GRACE L DAHLQUIST PO BOX 267 COLMAR PA 18915-0267	THE APPROXIMATE UPSET PRICE FOR WHICH THE PROPERTY SHALL BE SOLD IS:  <b>\$16,195.36</b>						
<b>WARNING</b> <b>"YOUR PROPERTY IS ABOUT TO</b> <b>BE SOLD WITHOUT YOUR</b> <b>CONSENT FOR DELINQUENT</b> <b>TAXES. YOUR PROPERTY MAY BE</b> <b>SOLD FOR A SMALL FRACTION OF</b> <b>ITS FAIR MARKET VALUE. IF YOU</b> <b>HAVE ANY QUESTIONS AS TO</b> <b>WHAT YOU MUST DO IN ORDER</b> <b>TO SAVE YOUR PROPERTY,</b> <b>PLEASE CALL YOUR ATTORNEY,</b> <b>THE TAX CLAIM BUREAU AT THE</b> <b>FOLLOWING TELEPHONE</b> <b>NUMBER (610) 278-1216 OR THE</b> <b>COUNTY LAWYER REFERRAL</b> <b>SERVICE."</b>		Bankruptcy Notice: If you are a debtor in a pending bankruptcy case and the automatic stay is in effect, this sale notice DOES NOT APPLY to your property. Please contact the Bureau, or have your attorney contact the Bureau IMMEDIATELY to provide us with your bankruptcy information.  Notice of the return of delinquent taxes against this property by the various taxing districts and the entry of tax claims thereon has been heretofore given according to law, and the period of redemption having been expired, said claim has now become absolute, this sale will be final divesting your title to the property, the purpose of the sale being to provide for the collection of the amount of taxes owing on said property. Notice of sale will be published in two newspapers of general circulation along with the Montgomery Law Reporter; cost of which publication will be added to the lien after the property is advertised.					

{01135400;v1}

MONTGOMERY COUNTY  
 TAX CLAIM BUREAU  
 ONE MONTGOMERY PLAZA, SUITE 600  
 NORRISTOWN, PA 19401

RETURN RECEIPT (ELECTRONIC)  
 RESTRICTED DELIVERY

3 298  
 56-00-07984-10-5

USPS CERTIFIED MAIL



9269 3969 0037 9892 7245 61



\*\*\*\*\*AUTO\*\*ALL FOR AADC 190 298 1 AB 0.428  
 GRACE L DAHLQUIST  
 PO BOX 267  
 COLMAR PA 18915-0267

